

## City of Falls Church

Meeting Date:  4-25-11	Title: AN ORDINANCE FIXING AND DETERMINING THE FY2012-FY2016 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND APPROPRIATING EXPENDITURE AND REVENUE FUNDS FOR THE FISCAL YEAR 2012 (TO11-12)	Agenda No.:  10 (a) (6)
Proposed Motion: <b>MOVE to adopt (TO11-12)</b>		
<b>Originating Dept. Head:</b> Cindy Mester, Assistant City Manager 703.248.5042 <a href="#">CLM 4-22-2011</a>		Disposition by Council:
<b>City Manager:</b> Wyatt Shields 703.248.5004 <a href="#">FWS 4-22-11</a>	<b>City Attorney:</b> John Foster 703.248.5010 <a href="#">JEF 4-22-11</a>	<b>CFO:</b> Richard A. La Condre 703.248.5092 <a href="#">RAL 4-22-11</a>

REQUEST: Council is requested to adopt the FY2012- 2016 Capital Improvements Program (CIP) and the associated FY12 CIP expenditure and revenue budget as revised since first reading on March 28, 2011 and through April 21, 2011 pursuant to Council deliberations and permitted by City Charter.

### RECOMMENDATION:

Staff: Approve TO11-12 for FY2012-2016 CIP.

Planning Commission: On March 17, 2011 recommended, on a 7-0 vote, that the City Council approve, pursuant to Section 6.19 of the City Charter and Section 17.08 of the City Code, the FY2012-2016 CIP/COP as presented on January 18, 2011 and revised through March 7, 2011 to include the \$5,950,000 FY 2012 School CIP new construction project; the FY2014 School CIP new construction project; renamed the City Center Municipal Parking Garage Project to Municipal Parking Garages(s) consistent with the Comprehensive Plan and funded through revenue offset; FY11 CIP Amendment for \$774,425 Fairfax Wastewater Treatment Plant Upgrades Phase II; FY11 CIP Amendment for \$1,903,000 for Arlington Waste Water Upgrade; and that the revised School CIP for new facility construction be referred back to the Planning Commission after the School Board adopts the facility plan after impact review of the partial QSCB funding award.

BACKGROUND: The Council is required annually to adopt a Capital Improvements Program (CIP) for the City. The ordinance presented represents the FY2012-2016 CIP as: 1) proposed by the City Manager on March 14, 2011; 2) the Planning Commission adopted recommendations on March 7, 2011; and 3) the changes directed by Council following four work sessions on April 4, 12, 14, and 21, 2011.

The CIP is typically approved in the same ordinance as the Operating Budget. This year Council requested that the CIP ordinance be separated from the FY12 operating budget but is scheduled for action on the same date of April 25, 2011. The City

Attorney has reviewed this administrative action and determined it does not require an ordinance new 1<sup>st</sup> reading.

The Planning Commission was provided a CIP update memorandum regarding the changes based on the April 14, 2011 Council work session along with Council's request for review and general comment since the Planning Commission's April 18, 2011 meeting was cancelled. The Planning Commission reviewed this request and associated CIP materials that had been provided to Council since the April 4<sup>th</sup> joint CIP work session. The Planning Commission Chair forwarded the request to all commissioners and based on their input requested that the CIP be referred back to them for consideration on May 2<sup>nd</sup> so they can discuss and act as a full group. The City Attorney review of the Charter provides for the Council to accept, reject or modify the CIP after the Planning Commission recommendation is forwarded; note that the City Charter Section 6.19 states that the CIP must be adopted within twenty-eight (28) days of budget adoption which for FY12 would be May 23, 2011. The Council decided to not refer it back to the Planning Commission for two reasons: 1) the TJ Elementary School project is on a tight time line for bond issuance as desired to not put QSCB funds at risk; and 2) the tax rate for FY12 will be established on April 25<sup>th</sup> and thereby limiting FY12 options for the additional funds or CIP projects while in the out years there will be another Planning Commission review and recommendation process.

The updates to the City Manager FY2012 proposed CIP presented on March 14<sup>th</sup> based on Council input includes:

- The Commercial Transportation Tax Overlay (CTTO) tax rate of 5 cents/\$100 for \$320,000 revenue is not to be included in the FY12 budget. However, staff is to continue developing a transportation plan, jointly with the businesses, Chamber and Economic Development Authority (EDA) that directly benefits the business community. This work is to occur over the next 8-9 months so the CTTO concept can be considered during FY13 budget development;
- Additional funding, in the amount of \$200,000 for FY12, be included in the parks master plans implementation five year project strategy with a priority focus first on critical needs in existing parks and then expansion of park improvements per the adopted master plans; all funding will be in one project category of park master plan implementation to permit maximum flexibility for the Recreation and Parks Advisory Board to establish priorities and implementation timeframes.
- The City Hall/Public Safety Expansion and Renovation projects were revised to address prioritized critical health, safety, and regulatory compliance issues and corrected first in FY12 and 13. Staff continues to refine the project components of the scope as reflected in the two-year phasing of the critical renovation facility needs; the critical renovations and central entrance plan are to be approved by Council prior to expenditure of FY12 funds. The FY13 central front entrance construction and the FY16 rear office expansion is retained planned needs that require additional consideration of need and financial feasibility therefore \$300K was moved to FY12 for fine tuning design and cost; Council requests review of the preliminary plan and community input prior to full development engineered construction bid documents. The overall City Hall/Police Station facility planning requires additional community engagement

and Council discussion on need and prioritization as does the comprehensive 20-year master planning for schools and general government.

**FISCAL IMPACT:** Adoption of this ordinance will establish the Capital Improvements Program for the Fiscal Year 2012-2016; set the FY2012 appropriations for July 1, 2011 through June 30, 2012.

**TIMING:** Concurrent with the adoption of the FY Operating Budget (TO11-06).

(TO11-12)

**AN ORDINANCE FIXING AND DETERMINING THE FY2012-FY2016  
CAPITAL IMPROVEMENTS PROGRAM AND APPROPRIATING  
EXPENDITURE AND REVENUE FUNDS FOR THE FISCAL YEAR 2012**

**THE CITY COUNCIL OF THE OF FALLS CHURCH HEREBY ORDAINS THAT:**  
The Capital Improvements Program for FY2012 is hereby fixed, determined, and appropriated, and the Capital Improvements Program for the years FY2013 through FY2016 is hereby adopted, as follows:

**Capital Improvements Program (CIP) for FY2012-FY2016**

	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>
<b>PUBLIC SAFETY</b>					
Fire Station Upgrades	-	-	144,000	-	-
Ladder Truck	-	-	-	-	840,000
Ladder Truck, sale proceeds	-	-	-	-	(161,500)
Total Public Safety	-	-	144,000	-	678,500
<b>PUBLIC FACILITIES</b>					
General Govt Reinvestment	100,000	130,000	215,000	100,000	100,000
City Govt City Hall/Public Safety Expansion	-	-	-	-	4,500,000
General Govt City Hall/Public Safety Renovations	1,000,000	1,400,000	-	-	-
General Govt City Hall/Public Safety Central Entrance & Police Station Expansion (A&E)	300,000	1,300,000	-	-	-
Library Expansion	-	2,000,000	-	-	-
City Campus Parking (City Hall/Community Ctr/Library/Schools)	-	450,000	-	-	-
Schools Replacement/Modern.	100,000	605,000	225,000	440,000	650,000
Schools Construction (new/renovation)	5,950,000	4,000,000	-	-	-
Total Public Facilities	7,450,000	9,885,000	440,000	540,000	5,250,000
<b>ENVIRONMENT</b>					
Daylighting of Piped Streams	-	-	-	250,000	250,000
Storm Water Facility Improvement (local)	-	1,200,000	1,800,000	2,000,000	2,500,000
Total Environment	-	1,200,000	1,800,000	2,250,000	2,750,000

	FY2012	FY2013	FY2014	FY2015	FY2016
<b>TRANSPORTATION</b>					
Washington Street and Maple Signal Installation	75,000	-	-	-	-
West Broad and Penn St Signal Installation	150,000	-	-	-	-
Sign Retroreflectivity Federal Mandate	-	95,000	75,000	75,000	75,000
Roadbed Assessment and Reconstruction (grant) Commercial Corridor	-	-	100,000	-	100,000
Transportation Improvements Pedestrian, Bicycle, and Traffic Calming Improvements	-	252,000	252,000	252,000	252,000
Safe Routes to School (FY12 \$500K award pending)	300,000	368,000	368,000	368,000	368,000
Municipal Parking Garage	-	-	-	-	-
Total Transportation	6,000,000	-	-	-	-
	6,525,000	715,000	795,000	695,000	795,000
<b>RECREATION &amp; PARKS</b>					
Park Master Plan Implementation	200,000	200,000	350,000	200,000	463,500
Big Chimney and Triangle Park (proffer)	-	300,000	-	100,000	-
Total Recreation & Parks	200,000	500,000	350,000	300,000	463,500
<b>TOTAL GENERAL FUND</b>	14,175,000	12,300,000	3,529,000	3,785,000	9,937,000
<b>SOURCES</b>					
Grant/Other Funded	525,000	600,000	300,000	400,000	300,000
Total Debt Financed	13,450,000	11,285,000	2,590,000	2,740,000	8,892,000
Only if grant/revenue offset	-	320,000	420,000	570,000	670,000
Total "Pay as you go" Financed	200,000	95,000	219,000	75,000	75,000
Total Sources	14,175,000	12,300,000	3,529,000	3,785,000	9,937,000
<b>WATER UTILITY</b>					
Kirby Road (Chain Bridge-Chesterbrook)	1,000,000	2,500,000	3,000,000	2,100,000	-
Kirby Road (Chesterbrook-Westmoreland)	200,000	200,000	1,950,000	900,000	500,000
McLean Pumping Station Improvements	450,000	900,000	100,000	-	-
Water Main Replacement Program	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Dolley Madison-McLean PS Water Main	-	200,000	1,200,000	-	-
Tysons Tank No. 1 (Tysons to Tank 2 Water Main)	-	-	150,000	675,000	500,000
Tysons Tank No. 2	-	-	100,000	400,000	5,000,000
Chain Bridge PS (to Merchant Lane Water Main)	-	130,000	600,000	570,000	-
Total Water Utility	3,650,000	5,930,000	9,100,000	6,645,000	8,000,000
<b>SOURCES</b>					
Debt Funded	3,650,000	5,930,000	9,100,000	6,645,000	8,000,000
Total Sources	3,650,000	5,930,000	9,100,000	6,645,000	8,000,000

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	FY2012	FY2013	FY2014	FY2015	FY2016
<b>SEWER UTILITY</b>					
Fairfax Wastewater Treatment Plant Upgrades Phase II	370,000	359,000	106,000	66,000	97,000
Falls Church Sewer Rehabilitation	400,000	400,000	400,000	400,000	400,000
Arlington Wastewater Treatment Plant Wet Weather Filter	600,000	-	-	-	-
Arlington Wastewater Treatment Plant Maintenance Building	161,000	-	-	-	-
Total Sewer Utility	1,531,000	759,000	506,000	466,000	497,000
<b>SOURCES</b>					
Debt Funded	1,131,000	359,000	-	-	-
"Pay as you go"	400,000	400,000	506,000	466,000	497,000
Total Sources	1,531,000	759,000	506,000	466,000	497,000

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108 and,

109

110 THE CITY COUNCIL OF THE CITY OF FALLS CHURCH FURTHER ORDAINS  
111 that: prior to the expenditure of funds in FY2012 for General Government City Hall and  
112 Public Safety Renovations, as shown above in this Capital Improvements Program, the  
113 City Manager shall present -- and the Council shall approve -- a more detailed critical  
114 renovation and central entrance plan.

115

116 1st Reading: 3-28-11

117 2nd Reading: 4-25-11

118 Adoption: \_\_\_\_\_

119 (TO11-12)